

Yamhill County Agri-Business Economic and Community Development Plan

Prototype Projects to Support Agriculture and Tourism Rev. 03/03/2009

The following projects are hypothetical examples of the types of development that might be proposed in the future for businesses that support Yamhill County's tourism and agriculture sectors.

Destination Resort

- 100 hotel rooms
- Ancillary facilities: restaurant, bar, meeting rooms, spa, indoor/outdoor event facilities, tasting room, gifts, hiking trails, gallery, other
- Building size / configuration: 70,750 sf; two stories
- Site size: 5.25 acre minimum
- Service requirements: water supply; wastewater treatment; power; telecommunications; access for automobile, tour bus, semi-trailer, bicycle, helicopter
- Parking spaces: 290

Country Inn

- 40 hotel rooms
- Ancillary facilities: dining area, meeting room(s), event facilities
- Building size / configuration: 28,200 sf; one-two stories
- Site size: 2 acres
- Service requirements: water supply; wastewater treatment; power; telecommunications; access for automobile, tour bus, semi-trailer, bicycle
- Parking spaces: 110

Wine Country Restaurant

- Seats 70 (one busload plus 20 other guests)
- Ancillary facilities: outdoor events/dining area
- Building size / configuration: 2,500 sf
- Site size: 0.8 acres
- Service requirements: water supply; wastewater treatment; power; telecommunications; access for automobile, tour bus, truck
- Parking spaces: 40

Bed & Breakfast

- 10 guest rooms
- Ancillary facilities: events / dining area
- Building size / configuration: 7,800 sf; one-two stories
- Site size: 0.35 acres
- Service requirements: water supply; wastewater treatment; power; access for automobiles, bicycle
- Parking spaces: 15

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Wine Center

- Urban / rural mixed use destination resort

Urban Components:

- 150 hotel rooms
- Ancillary facilities: 3 restaurants, bar, outdoor dining area to seat 1,250 guests
- Wedding / conference center: 15,000 sf
- Banquet facilities seat 750
- Themed specialty retail: 15,000 sf
- Building size / configuration: 150,000 sf; one-two stories
- Site size: 12 acres
- Service requirements: water supply; wastewater treatment; power; telecommunications; access for automobile, tour bus, semi-trailer, bicycle, helicopter
- Parking spaces: 675

Rural Components:

- Winery / tasting room
- Vineyard
- Wine Institute: educational partnership with Chemeketa Community College or Linfield College
- Wine museum
- Bed and breakfast
- Horse barn, equestrian trails
- Amphitheater
- Building size / configuration: 60,000 sf; one story
- Site size: 100 acres
- Service requirements: water supply; wastewater treatment; power; telecommunications; access for automobile, tour bus, semi-trailer, bicycle
- Parking spaces: 675

Food Processor

- On-farm processing of organic, fresh-to-market vegetables and fruit
- Shared facility used by owner / grower and under contract for other growers
- Operations: washing, trimming, sorting, packaging, refrigerated storage
- Covered loading dock with three or four truck bays
- Office, lunchroom, restrooms
- 10-20 employees (seasonal)
- Parking for trucks, employee vehicles
- Separate building (5,000 sf) for shop, equipment storage and repair
- Covered and outdoor storage for pallets, packaging materials, lift trucks
- Building size / configuration: 20,000-30,000 sf; one story
- Site size: 1-2 acres
- Service requirements: water supply; wastewater treatment; power; access for automobile, semi-trailer
- Parking spaces: 25